140.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,300 / 666,300
					USE VALUE:	666,300 / 666,300
					ASSESSED:	666,300 / 666,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOODWELL MARJORIE V
Owner 2:	
Owner 3:	
Street 1:	10 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWANSON DOUGLAS M/ETAL -
Owner 2:	SWANSON DEBRA J -
Street 1:	10 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,122 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1721 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5122.000	207,400		458,900	666,300
Total Card	0.118	207,400		458,900	666,300
Total Parcel	0.118	207,400		458,900	666,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.27 | /Parcel: 387.2

Legal Description

User Acct 89950

GIS Ref

GIS Ref

Insp Date 06/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,500	0	5,122.	458,900	666,400	666,400	Year End Roll	12/18/2019
2019	101	FV	184,500	0	5,122.	430,200	614,700	614,700	Year End Roll	1/3/2019
2018	101	FV	184,100	0	5,122.	355,700	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	184,100	0	5,122.	327,000	511,100	511,100	Year End Roll	1/3/2017
2016	101	FV	184,100	0	5,122.	298,300	482,400	482,400	Year End	1/4/2016
2015	101	FV	172,400	0	5,122.	292,600	465,000	465,000	Year End Roll	12/11/2014
2014	101	FV	172,400	0	5,122.	271,900	444,300	444,300	Year End Roll	12/16/2013
2013	101	FV	172,400	0	5,122.	258,700	431,100	431,100		12/13/2012

!10818!

PRINT

Date	Time
12/11/20	01:04:46

LAST REV

Date	Time
11/02/20	09:04:46

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWANSON DOUGLAS	33136-401		6/27/2001		352,000	No	No		
MARTORI EDITH M	24806-484		8/25/1994		179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	877	Addition	320,000	O				
6/19/1996	270		7,000					FINISH ROOM 2ND FL

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/10/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	345	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	89950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5122		Sq. Ft.	Site		0	80.	1.12	9									458,927						458,900	

Total AC/HA: 0.11758 | Total SF/SM: 5122 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 458,927 | Spl Credit | Total: 458,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	139.485
Other Features:	66604
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300580
Depreciation:	93180
Depreciated Total:	207400

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

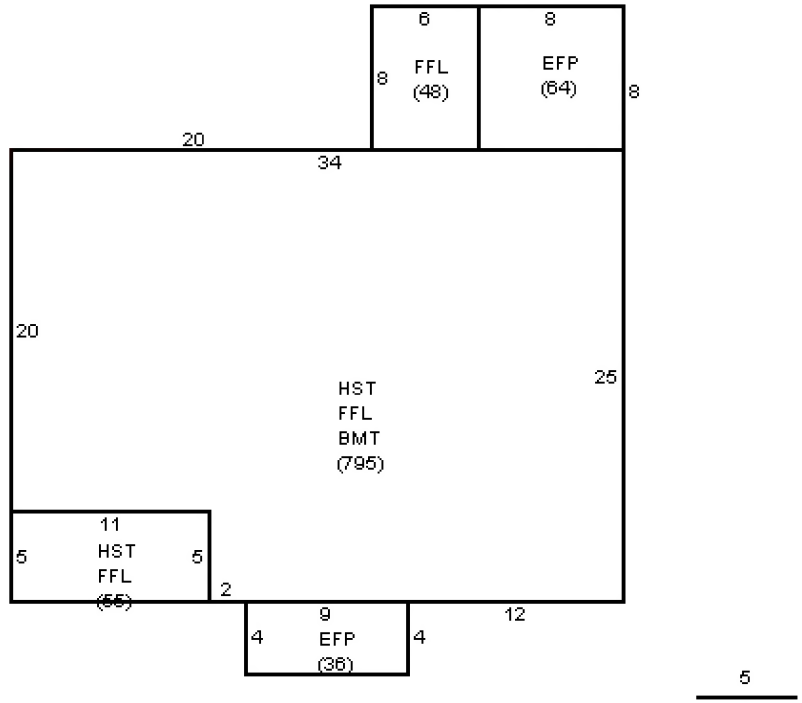
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.48
Special Features:	0	Val/Su Net:	93.51
Final Total:	207400	Val/Su SzAd	156.76

SKETCH



SUB AREA

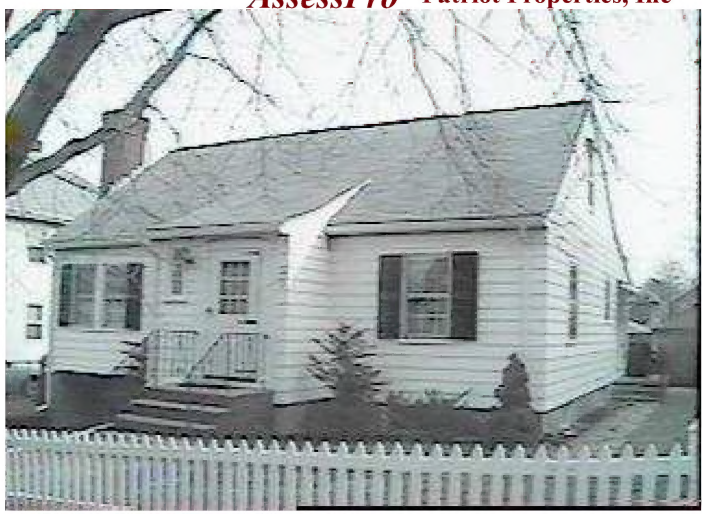
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	898	139.480	125,257
BMT	Basement	795	55.450	44,079
HST	Half Story	425	139.480	59,281
EFP	Enclos Porch	100	53.580	5,358
	Net Sketched Area:	2,218	Total:	233,975
Size Ad	1323	Gross Are	2643	FinArea 1721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	